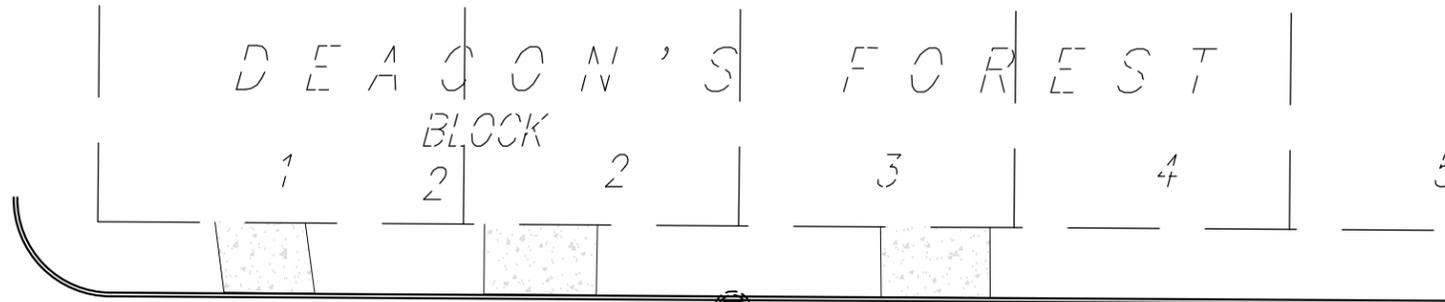
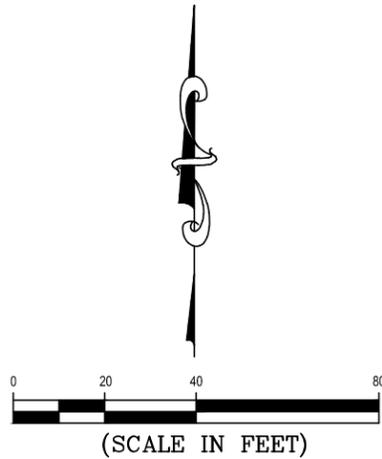


Case File No. 20-0037
Katja Ludgate and Michael Hudoba



Lot Split Certificate

Prepared for: Michael Hudoba & Katja Ludgate



60
118TH AVENUE NE

EXISTING PROPERTY DESCRIPTION

Lot 1 Block 1 Deacons Forest 3rd Addition. Anoka County, Minnesota.

PARCEL A PROPERTY DESCRIPTION

That part of Lot 1, Block 1 Deacons Forest 3rd Addition. Anoka County, Minnesota, lying west of the East 60 feet of said Lot 1, as measured at right angles to the east line thereof.

PARCEL B PROPERTY DESCRIPTION

The East 60.00 feet of Lot 1 Block 1 Deacons Forest 3rd Addition. Anoka County, Minnesota, as measured at right angles to the east line thereof.

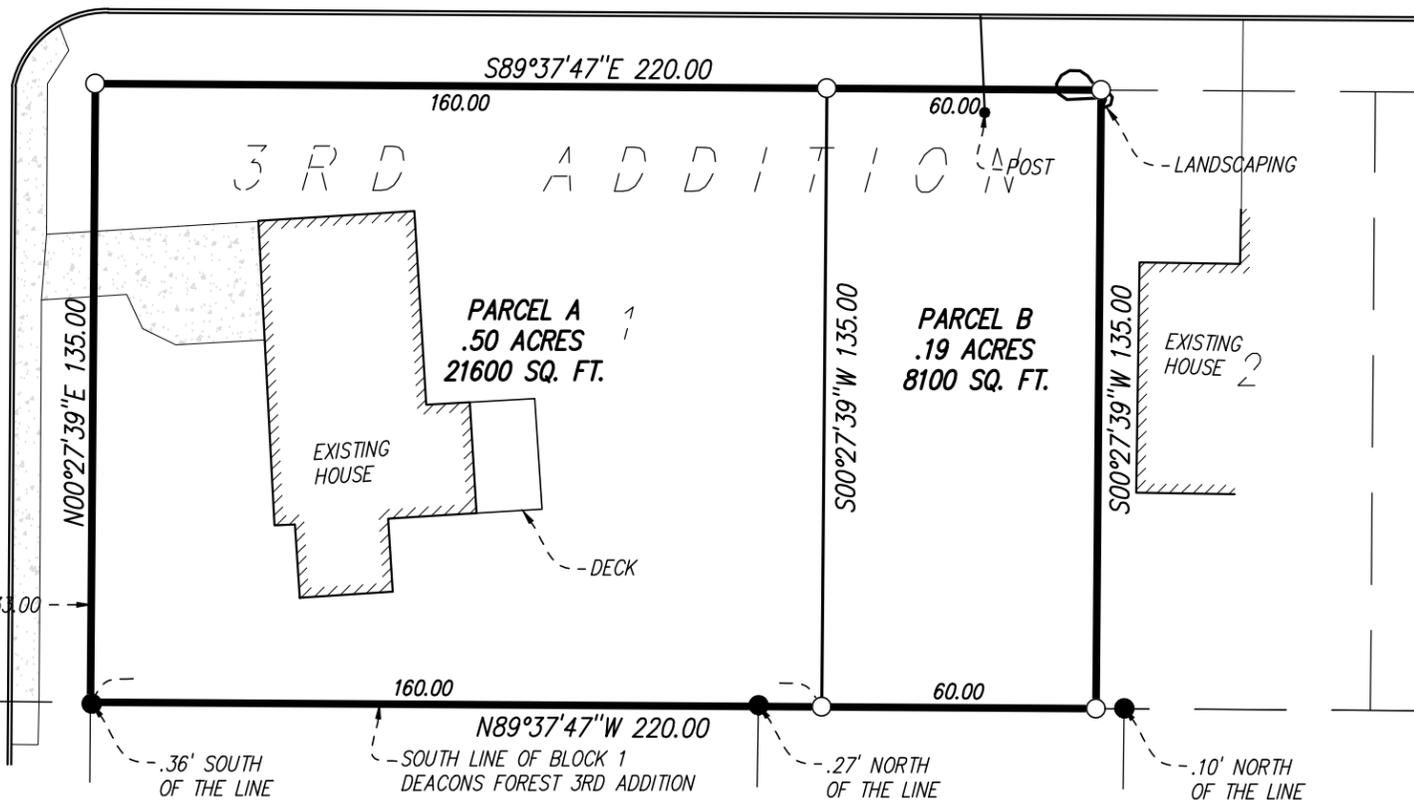
LEGEND

- DENOTES SET IRON PIPE
- DENOTES FOUND IRON PIPE

OWNERS

Michael Hudoba & Katja Ludgate
11743 London Street NE.
Blaine, MN. 55449

LONDON STREET NE
WEST LINE OF DEACONS FOREST 3RD ADDITION



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

 DATED: 10/07/20
KYLE J. RODDY, MN LIC/ NO 42627

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324 Garfield Street South | Cambridge, MN 55008 | 763.689.4042

October 9, 2020

To Blaine Planning commission and The City of Blaine,

We would like to split the lot for 11743 London St NE, Blaine as originally planned in 2004. We would then like to sell both lots. Parcel B already has the hookups in place, as we had decided back in 2004 to keep that parcel, at the last minute, as part of our larger parcel. We are now selling our house and would like to split the lots and sell both lots individually.

Thank you,

Katja Ludgate and Michael Hudoba

CITY OF BLAINE

RESOLUTION NO. 04-07

GRANTING A CONDITIONAL USE PERMIT
PER SECTION 30.14 (P) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
TJB HOMES, INC.
117TH LANE/LONDON STREET NE

WHEREAS, an application has been filed by TJB Homes, Inc. as conditional use permit Case File No. 03-92; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 11, 2003; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

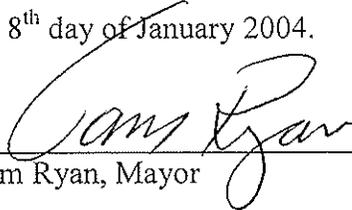
WHEREAS, the Blaine City Council has reviewed said case on December 4 and 18, 2003, and January 8, 2004.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (p) of the zoning ordinance to allow the construction of up to 27 detached townhome units based on the following conditions:

1. Construction of all detached townhomes to be generally guided by depictions, drawings and information submitted for review and approval for this conditional use permit. All site plans and unit plans require approval of the Planning Department prior to work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. All housing units to incorporate Airport Noise Abatement Standards.
3. Minimum floor area above grade for detached townhomes must be 1,570 square feet.
4. All units to be placed according to the following minimum building setbacks:
 - 25-foot front yard setback for houses and garages
 - 5-foot side yard setback for garages
 - 8-foot side yard setback for houses; 10 feet if lots are wider then 70 feet.
 - 30-foot rear yard setback for houses and garages.
5. All garages to be minimum of 400 square feet with no dimension less than 20 feet.

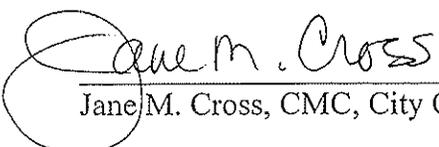
6. No detached accessory structures except for those associated with or required for operation and maintenance of swimming pools.
7. Each lot shall provide one boulevard overstory tree.
8. Each lot shall contain a minimum front yard planting of one ornamental tree and one overstory or conifer tree. Existing trees preserved through the custom grading effort will be credited.
9. Additional trees, 2-3 per lot, may be required, through the site plan process, to provide landscape break between rear lot lines.
10. All unit foundations to have a minimum of 12 foundation plantings along front of home.
11. Tree inventory to be completed and incorporated into grading and landscape plan.
12. All lots shall have underground irrigation.
13. All entrance monument signage to be approved by a separate permit.
14. The landscape plan must detail any landscaping associated with entrance monument signage.

PASSED by the City Council of the City of Blaine this 8th day of January 2004.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk

CITY OF BLAINE

RESOLUTION NO. 04-127

GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 30.14 (P) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
TJB HOMES, INC.
117TH LANE/LONDON STREET NE

WHEREAS, an application has been filed by TJB Homes, Inc. as conditional use permit Case File No. 03-92; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 11, 2003; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on December 4 and 18, 2003, and January 8, 2004, and July 15, 2004.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 29.892 of the zoning ordinance to allow construction of a single-family home on Lot 1, Block 1, Deacon's Forest 3rd Addition based on the following conditions:

Lot 1, Block 1, Deacon's Forest 3rd Addition shall conform to the following standards:

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages and accessory buildings.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

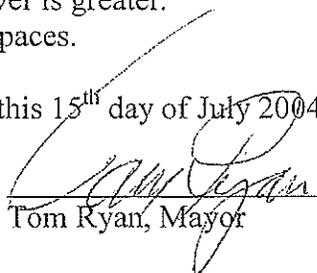
1. Home occupations.
2. More than two (2) garage/accessory buildings.
3. Garages with floor areas larger than 1,000 square feet and up to 1,200 square feet.

Standards

1. Front yard setback - 30 feet
2. Side yard setback - 10 feet. Corner lots - 20 feet.
3. Rear yard setback - 30 feet.
4. Garages & accessory buildings shall have rear & side yard setbacks of not less than 5 feet.
5. Minimum lot size - 10,800 square feet.
6. Lot width - 80 feet, lot width corner - 90 feet.
7. Minimum depth - 125 feet.
8. Maximum building height shall not exceed 2-1/2 stories or 30 feet, whichever is less.
9. It shall be required for all single family dwellings that there be a garage constructed of a minimum of four hundred (400) square feet with no dimension less than 20 feet. Total garage and accessory building space shall not exceed one thousand (1,000) square feet and 200 square feet respectively unless specifically authorized by a Conditional Use Permit. The architectural style and color of a garage and accessory building shall be compatible with the principal building. The facing material of the garage shall be compatible with the principal building. Garage/accessory building doors shall not exceed ten (10) feet in height
10. No accessory building, other than a garage shall be located within any yard other than the rear yard, except that single story accessory buildings may be permitted in the side yard with the approval of the Zoning Administrator only if there is a door on the same side of the single family dwelling that is accessible to living space. Side yard shed approval will also be based on a screening plan consisting of privacy fencing and or landscaping to minimize the impact to adjacent properties.. Garages located in the rear yard must have capability of hard surface driveway access meeting all setback requirements. The minimum width of access drive shall be no less than eight (8) feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than five (5) feet in width to preclude storage of vehicles normally requiring driveway access.
11. For a single family dwelling, the minimum finished floor area above grade shall be 1,240 square feet.

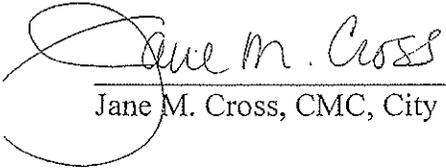
12. No residential structure shall have a width of less than twenty-four (24) feet at its narrowest point. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.
13. All single family dwellings and additions to single family dwellings, other than earth sheltered homes and rear yard pre-engineered patio enclosures, shall have at least a 3/12 roof pitch and shall have a shingled roof. Pre-engineered patio enclosures shall be limited to not more than 320 square feet of floor area and shall not have any dimension greater than 20 feet. All pre-engineered patio enclosure plans need to be approved by the building department with issuance of a building permit.
14. All residential dwellings must be built in conformance with the Minnesota State Building Code.
15. Any metal siding used on residential structures shall have horizontal edges and overlapping sections no wider than twelve (12) inches. Sheet metal siding shall not be permitted in this residential district.
16. Residential driveways and vehicle parking areas shall not be constructed closer than three (3) feet to the property line. All driveways, approaches and vehicle parking areas shall be hard surfaced using concrete, blacktop, or equivalent paving approved by the City Engineer.
17. All front yards, rear yards, and side yards shall be sodded over a minimum of four (4) inches of black dirt. A Certificate of Occupancy requested after October 15th and before May 15th may be issued with a cash deposit submitted by the builder in an amount required by the Zoning Administrator to guarantee installation of landscaping. Natural areas left undisturbed can be excluded from this requirement with the approval of the Zoning Administrator. In addition, each lot shall contain one boulevard deciduous over story tree and one front yard deciduous over story tree of two and one half-inch (2 ½") caliper or six-foot (6') coniferous tree. In addition, all corner lots will contain an additional tree along the corner side yard. All trees shall meet the City's residential tree planting requirements. Existing trees within the front yard can be substituted upon approval of the Zoning Administrator.
18. The lowest floor elevation shall be no lower than the Regulatory Flood Protection elevation or four (4) feet above the high ground water level as established by a registered professional engineer, whichever is greater.
19. Parking - 2 garage spaces + 2 off-street spaces.

PASSED by the City Council of the City of Blaine this 15th day of July 2004.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk

Hi Pat,

Lots 2 through 15, Block 1, and Lots 1 through 12, Block 2, all in Deacon's Forest 3rd Addition are in a Homeowners Association as set out in Torrens Document No. 483508.001 and there is an amendment to that Declaration as well as Bylaws and Rules and Regulations. Primarily this HOA exists to coordinate snow and mow service and manage a clean and uniform look of our neighborhood in an effort to preserve the maximum values of our homes. Although the Notice mentions that standards for construction of the new home on the .19 split portion of the lot will conform to those established in the plat, we are wondering if there is a house plan available and what standards are actually being set forth to create a home with a cohesive look to the existing homes on 118th Ave NE.

Most importantly, the 118th Ave NE side boulevard of this property is watered by the irrigation system at 2001 118th Ave NE. For whatever reason, this was setup with the original builder/developer of this block, TJB Homes. With this being said, the expectation is that the developer/builder on this split property would be responsible for capping the irrigation system without any damage to the existing system.

Questions from HOA members have revolved around the look of the proposed home to be built, the fact that the boulevard has been maintained by the association and used for excess snow and whether the new homeowner will want to be part of the HOA. If joining the HOA is mutually agreed upon, the cost of creating and recording any amended documentation would be the responsibility of the new member.

Deacon's Forest Villas HOA Board
Greg Haines, Co-chair
Renee Dhein, Co-chair
Rosemary Husby, Secretary/Treasurer